



20 Marston Croft, Marston Green, B37 7AD

£325,000

This well presented semi detached home situated in Marston Green briefly comprises hallway, lounge/diner, refitted kitchen, utility, downstairs w/c, three bedrooms and family bathroom. The property benefits from a side garage and driveway to the front and a good sized rear garden. This is an ideal family home and is close to schools amenities and transport links.

Approach

Block paved driveway to front, laid to lawn.



Hallway

Double glazed door to front, stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



Lounge/Diner

11'06 x 9'10 (3.51m x 3.00m)

Double glazed bay window to front, feature fire place, double glazed sliding patio doors with access to rear garden, radiator and two ceiling light points.



Kitchen

8'07 x 9'09 (2.62m x 2.97m)

Double glazed window to rear, integrated electric induction hob and oven with extractor over, wall base and drawer units, 1 1/2 stainless steel sink with drainer and mixer tap, space for white goods, radiator and ceiling light point.



Utility

7'10 to storage x 6'06 (2.39m to storage x 1.98m)

Double glazed door and window to rear, space for white goods, base units, storage cupboard and ceiling light point.



Downstairs W/C

Low level w/c, wash hand basin and ceiling light point.

Landing

Double glazed window to side, loft access with ladder - loft is laid to boards with light point, ceiling light point.

Bedroom One

11'06 x 11'06 into bay (3.51m x 3.51m into bay)

Double glazed bay window to front, radiator and ceiling light point.



Bedroom Two

9'10 x 12'08 (3.00m x 3.86m)

Double glazed window to rear, radiator and ceiling light point.



Bedroom Three

11'06 x 8'02 (3.51m x 2.49m)

Double glazed window to rear, radiator and ceiling light point.



Bathroom

Double glazed obscured window to front, panel bath, separate shower cubicle, pedestal hand wash basin, low level w/c, heated towel rail, extractor and ceiling light point.



Garage

8'11 x 15'01 (2.72m x 4.60m)

Up and over door and wall mounted boiler

Rear Garden

Paved patio area, laid to lawn and enclosed to boundaries.



Further Information

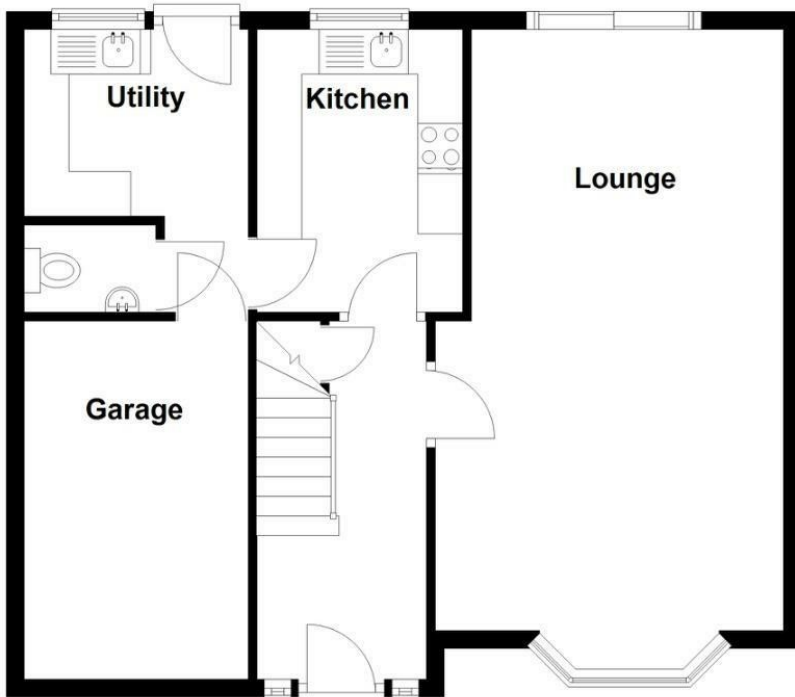
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C
EPC Rating - D

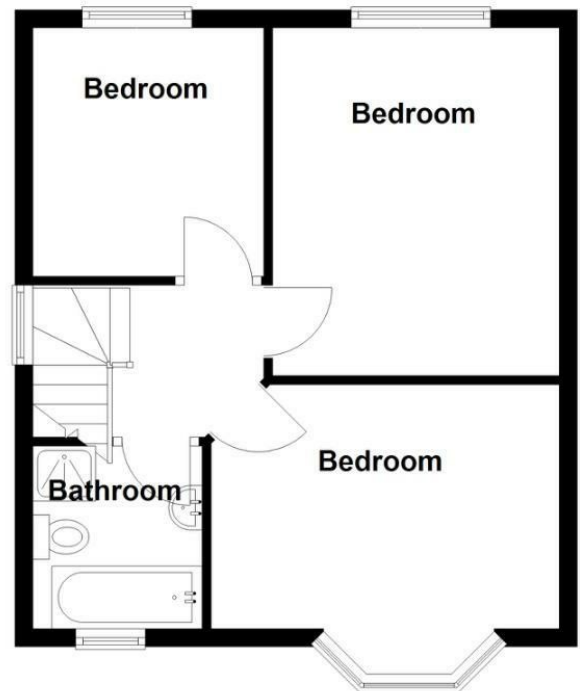
Ground Floor

Approx. 59.7 sq. metres (643.1 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 99.5 sq. metres (1071.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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